

THE TIPTON HOUSE

Tiptonville, Mora County, New Mexico

HABS
NM
17-TIP
1-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Southwest District

HISTORIC AMERICAN BUILDINGS SURVEY

John Gaw Meem, District Officer,
Camino del Monte Sol, Santa Fe, New Mexico

THE TIPTON HOUSE

Tiptonville, Mora County, New Mexico

HABS
N.M.
17-T.P.
1-Owner: J. R. Hill, Watrous, New Mexico.Date of Erection: 1864.Architect: Reardon (given name unknown).Builder: William Tipton.Present Condition: Good; unchanged except for second story and hipped shingle roof over rear wing and minor repairs.Number of Stories: Two.

Materials of Construction: Foundation, stone; floors, pine; exterior walls, adobe brick with adobe mortar; interior walls, adobe and frame; roof, pitched shingle over main building, hipped shingle over rear wing; cement plaster on exterior and interior; two story porch on three sides of main building with wood columns and wood balustrade on second story; ground floor of porch has flat stone floor; wood trim; excepting roof and second story over rear wing of the building is as originally constructed.

Other Existing Records: None available.

Additional Data: The building, constructed in 1864, consisted of the present two story main wing and a one story wing at the rear. The one story wing had a flat roof of adobe soil over sheathing boards on peeled native pine logs (vigas) spaced about two feet on centers; the vigas being exposed. This roof was removed about 1885 and the second story rooms and the present shingle roof added. The front porch was screened on the first story at the west end about 1910.

The foundation is dressed sandstone laid in lime mortar. The floors are pine throughout except that of the first story of the porch, which is flagstone laid in a square pattern. The gable ends of the attic of main wing are dressed and matched pine boards applied horizontally to frame construction. The exterior walls are adobe about 20 inches thick, stuccoed on the exterior with lime plaster. The interior walls of the first and second stories of the main wing and first story of rear wing

are adobe about 20 inches thick; those in the second story of rear wing are frame. The interior is plastered with lime plaster, over which lime wallpaper has been applied in most of the rooms. Window and door reveals are panelled in wood and have very interesting wood exterior trim. The porch on the second story has wood balustrade with jig-sawed balusters. The fireplace, one in each living and bedroom, are constructed of adobe brick with wood mantels and an inner wood moulding around the opening; the space between mantel and moulding being plastered. The hearths are flagstone. The chimneys are adobe and are faced with cut stone where exposed above the roof.

The lumber, timbers, windows, doors, frames, trim, paneling, shingles, hardware, lime and other accessories were brought in from Missouri points by ox team over the Santa Fe trail.

The rough masonry and adobe work was performed by native workmen, the carpentry, finished masonry, and all other finishing, including painting, was done by craftsmen from Missouri.

Modern plumbing was installed in 1930. The water supply is from a well at the rear of the house and is pumped into a storage tank by gasoline motor. The sewage disposal is by septic tank.

The building has been continuously occupied since its construction and, excepting the rear wing reconstruction, the addition of modern plumbing and minor repairs, is unchanged in construction and appearance.

References:

Frank Lister, Department of Agriculture, Washington, D.C.;
William Kronig, Watrous, New Mexico;
Lawrence A. Tanne, 11 Blatt Building, Santa Fe, N.M.;
Mrs. Zellie J. Murphy, Shoemaker, New Mexico;
James E. Johnson, Shoemaker, New Mexico;
Manuel Lopez, Watrous, New Mexico;
B. H. Romero, 1009 Seventh Street, Las Vegas, N.M.;

Trent Thomas

Trent Thomas,
Architect in Charge,
HABS, Southwest Unit.

Approved Oct 18 1940.

John Gaw Meem
John Gaw Meem,
District Officer.

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THE TIPTON BARN

Tiptonville, Mora County, New Mexico

N.M.
17-TIP
1-Owner: J. R. Hill, Watrous, New Mexico.Date of Erection: Circa 1849.Architect: None.Builder: William Tipton.

Present Condition: Fair; north and south wings added and new shingle roof applied to original building circa 1860; slight remodeling of doors and minor repairs; part of south wing demolished, otherwise essentially unchanged.

Number of Stories: One.

Materials of Construction: Foundations, none under log portions, stone with adobe mortar under adobe and stone walls; floors, earth and pine plank; exterior and interior walls logs, stone and adobe; roof pitched shingle and corrugated metal; adobe walls plastered inside and out with adobe mortar; some adobe plaster in interior of log walls.

Other Existing Records: None available.

Additional Data: The original building, erected circa 1849, consisted of the entire east wing, rooms, 1, 2, 3, 4, 5, 6, and 7. The construction was log walls in alternate rooms, and adobe walls in the others. No reason could be ascertained why this method was used. The floors were dampened and tamped earth and the roof was 6 to 8 inches of adobe soil placed over the ceiling logs which were laid slutting each other. These are still in place, the pitched shingle roof being placed at a later date over the old roof. The interior walls show evidence of having been plastered with adobe mortar, some being papered. This occurred in both the log and adobe rooms.

The chinking between the logs, both on the exterior and interior walls, was done by inserting small sticks beveled at each end on opposite sides, forming elongated diamond shaped chips which were placed in a diagonal position, over which was applied the mud mortar.

The north and south wings and the enclosing west wall were constructed some time later. No one interviewed could place a date on them. The walls are of field stone laid in adobe mortar in the lower half and adobe brick with adobe mortar in the upper

half. The roofs are pitched shingle, one wing having corrugated metal. This has been constructed very recently. The rooms, now in ruins, in the southwest corner of the corral, were used as servants' quarters, built as the need arose.

Mr. Tipton was a son-in-law and business partner of Samuel Watrous. They had the contract for furnishing beef for Fort Union at one time and also did much freighting over the Santa Fe Trail, having several wagon trains.

The Tiptons lived in the original log and adobe house until 1864 when the large two story house was built to the east just across the old Trail.

The Tipton home, now used as barns, was used also as a sort of inn and many travelers on the old Trail stopped over night, and, it is said, were lavishly entertained.

The building is now used as a barn and garage by Mr. J. R. Hill, the present owner.

References:

B. H. Romero, 1009 Seventh Street, Las Vegas, N. M.;
Manuel Lopez, Watrous, New Mexico;
James E. Johnson, Shoemaker, New Mexico;
Mrs. Zellie J. Murphy, Shoemaker, New Mexico;
Lawrence A. Tamme, 11 Blatt Building, Santa Fe, New Mexico;
William Kronig, Watrous, New Mexico.

Trent Thomas

Trent Thomas,
Architect in Charge,
HABS, Southwest Unit.

Approved: *Oct 18*

1940

John G. Meem

John G. Meem,
District Officer.

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